



# Your Inspection Report

617 Rathburn Rd  
Toronto, ON

PREPARED FOR:  
LIZ STEVENSON

INSPECTION DATE:  
Wednesday, April 23, 2008

PREPARED BY:  
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**BOULEVARD**  
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# SUMMARY

617 Rathburn Rd, Toronto, ON April 23, 2008

Report No. 3583

[www.boulevardinspection.com](http://www.boulevardinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **North**.

Some of the more significant expenses over the short term, if any, are listed below. This page must not be considered as the complete report. Please read all pages and appropriate text of the Home Reference Book. Any items marked 'Immediate' under 'Time' should be treated as priority items.

Numbers included beside the text in this report refer to information in the Home Reference Book. Where you would like more information, please read these sections of the text.

## HEATING

### Furnace \ 10.0 & 12.0

**Condition:** • Near end of normal life expectancy

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - \$6,000

## COOLING

### Air conditioning system - general \ 1.0 & 18.0

**Condition:** • Near end of normal life expectancy

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - and up

### A Word about House Quality

Houses are built to last a long time. Some components wear out and have to be replaced from time to time. This is not a reflection on the quality of the home, it simply reflects where the systems happen to be in their life cycle. Components that wear out include roof covering systems, gutters and downspouts, windows as well as heating, air conditioning and plumbing systems. Interior and exterior finishes also need updating on a regular basis due to wear and tear and weathering, respectively.

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained for issues that may affect a purchase decision, for example. Many variables affect both costs and life expectancy, and premature failures do occur.

We recommend that qualified, experienced professionals perform all necessary work. The specialists should have appropriate insurance coverages and should be licensed as necessary.

A home inspection does not include comments on building codes, bylaws, etc. Any related comments herein are offered as a personal courtesy, and are not a part of this report. All comments on issues such as these should be verified independently.

Many house components are concealed and cannot be included in a home inspection. These include for example, parts of the structural, electrical, plumbing, insulation, heating and cooling systems. In many cases, home inspectors have to draw conclusions based on incomplete information. As a result, our professional opinions may prove to be incorrect as

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more information is revealed. We ask that you understand and accept this.

[Home Improvement Costs Guide](#)

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## DESCRIPTION

**Sloped:** • Not determined

**Chimneys:** • [Metal](#)

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Roof inspection method:** • No access was gained to the roof

**Roof inspection limited/prevented By:** • Height • No access

## RECOMMENDATIONS

### General

- Roofing repairs and maintenance may or may not be the responsibility of the condominium corporation. Please refer to the condo agreement for more information.
- When we use the term "roof" or "roofing" in this section, we are referring to the entire roof system including the roof covering, the underlayment and all of the flashings and roof penetrations.
- When replacing a roof covering, it is common to apply a second layer of shingles over the first to minimize costs. Best practice however, is to remove the old roof covering before installing the new roof. Adding a third layer of roofing is not recommended.

### Additional \ Comments

**Condition:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

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## DESCRIPTION

**Gutters and Downspouts (1.0):** • Aluminum (1.1)

**Gutter and Downspout Discharge (1.2):** • Discharge below grade (1.2)

**Lot Topography (2.0):** • Flat and down toward house

**Wall Surfaces (4.0):** • Brick (4.1)

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Exterior inspection method:** • Exterior inspection performed from ground level.

**Limitations:** • Garage - car(s) and storage restricted the inspection

## RECOMMENDATIONS

### General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Please also see the Basement leakage comments in the Interior section of this report.

### Downspouts \ 1.0

**Condition:** • Discharge above grade 6 feet from house

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### Lot grading \ and landscaping (2.0 & 6.0)

**Condition:** • Gardens against the house walls increase the risk of moisture problems in the basement, especially if these are watered regularly. Monitor this and relocate gardens if necessary.

### Patios \ 6.0

**Condition:** • Slope away from house

**Location:** Rear

**Task:** Improve

**Time:** Less than 1 year

**Cost:** Depends on approach

## Driveways \ 6.0

**Condition:** • Slope away from house

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on approach

## Soffit and fascia \ 3.0

**Condition:** • Paint/stain

**Task:** Improve

**Time:** Regular maintenance

## Garages and carports \ 8.0

**Condition:** • Combustible insulation exposed (8.4)

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

**Condition:** • Gas proofing inadequate between garage and house

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

## Additional \ Comments

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

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## DESCRIPTION

**Foundations (3.0):** • Masonry block

**Configuration (4.0):** • Slab-on-grade

**Floor Construction (5.0):** • Joists

**Exterior Wall Construction (6.0):** • Wood frame, brick veneer

**Roof and Ceiling Framing (7.0):** • Trusses (7.4)

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Structure inspection method:** • Attic inspected from access hatch

**Limitations:** • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

## RECOMMENDATIONS

### **Foundations \ 3.0**

**Condition:** • Most foundation walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

### **Concrete floors \ 5.10**

**Condition:** • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all of these have shrinkage cracks or minor settlement cracks.

### **Wood frame brick veneer walls \ 6.3**

**Condition:** • Most brick veneer walls have small cracks due to shrinkage or minor settlement. These will not be individually noted in the report, unless leakage, building movement or similar problems are noted.

**Condition:** • Weep holes missing

**Task:** Monitor

### **Additional \ Comments**

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

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## DESCRIPTION

**Service Entrance Cable (2.1/2/3):** • Copper - Underground

**Service Size (2.4/5):** • 100 amps (240 Volts)

**Standalone Service Box Type & Location:** • Combination panel

**System Grounding (2.7):** • Water pipe - copper

**Distribution Panel Rating (3.0):** • 100 amps

**Distribution Panel Type & Location:** • Fuses - garage

**Distribution Wire (4.0):** • Aluminum - non-metallic sheathed • Copper - non-metallic sheathed

**Outlet Type & Number (5.2):** • Grounded - typical number

**Ground Fault Circuit Interrupters (5.3):** • None found

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Limitations:** • Concealed electrical components are not inspected. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground is not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

## RECOMMENDATIONS

### General

• All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

### Main panel - general \ 3.0

**Condition:** • Unprotected openings

**Task:** Correct

**Time:** Immediate

### Main panel - breakers and fuses \ 3.3

**Condition:** • Wrong size to protect wire

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

### House wiring - aluminum \ 4.5

**Condition:** • Aluminum wiring was commonly used in the 1960s and 1970s. Although still permitted by code, it acquired a poor reputation and has not been used for general household circuits since. If not properly installed and maintained, it may be susceptible to overheating.

Some insurance companies may request an electrical safety inspection, and a few may insist on replacement of the aluminum wiring. A home inspection includes a sampling check only. We recommend an inspection of all aluminum

wiring connections by a specialist. We do not recommend replacement of aluminum wiring as a matter of course. Further authoritative information can be found at [http://esainspection.net/pdf/Flash\\_Notices/06-03-FL.pdf](http://esainspection.net/pdf/Flash_Notices/06-03-FL.pdf)

### **Lights \ 5.1**

**Condition:** • Exposed bulbs present a fire hazard if combustibles are stored close to them, and may be bumped, causing burns or injury if the bulb breaks. Special fixtures are available for this application.

**Location:** Garage

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

### **Outlets \ 5.2**

**Condition:** • Reversed polarity - black & white wires reversed (5.2.4)

**Location:** Furnace room

**Task:** Correct

**Time:** Immediate

### **Ground fault circuit interrupters \ 5.3.1**

**Condition:** • Recommended

**Location:** Bathrooms, kitchen counter and exterior

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

### **Additional \ Comments**

**Condition:** • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

# HEATING

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## DESCRIPTION

**Fuel:** • Natural gas

**Main Fuel Shut-off at:** • Exterior of house

**Heating Type:** • Furnace (3.0)

**Efficiency (8.0):** • Conventional efficiency

**Approximate Input Capacity (9.0):** • 75,000 BTU/hr.

**Approximate Age:** • 35 to 40 years

**Typical Life Expectancy :** • 18 to 25 years (furnace)

**Failure Probability (10.0):** • High

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Heating inspection method:** • Summer test procedure (16.2)

**Limitations:** • Buried tanks are not included as part of a home inspection inspection. Environmental consultants can assist if this is a concern. • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

## RECOMMENDATIONS

### Furnace \ 10.0 & 12.0

**Condition:** • Near end of normal life expectancy

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - \$6,000

### Air filter and humidifier \ 12.4, 12.5 and 12.6

**Condition:** • Electronic air cleaner inoperative

**Task:** Further evaluation

**Time:** Regular maintenance

**Note:** Unit was shut off at inspection. Cannot determine if it is working properly.

### Additional \ Comments

**Condition:** • An annual maintenance agreement that covers parts and labour is recommended for all gas appliances including furnaces, boilers and fireplaces.

The first service visit should be arranged as soon as possible, preferably before appliances are used.

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**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

# COOLING

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## DESCRIPTION

**Air Conditioning (1.0):** • Water cooled (1.2)

**Cooling Capacity (3.0):** • 18,000 BTU/hr.

**Approximate Compressor Age (5.0):** • More than 20 years

**Typical Life Expectancy:** • 10 to 15 years

**Failure Probability (4.0):** • High

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Limitations:** • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevent operational testing of the air conditioning system.

## RECOMMENDATIONS

### Air conditioning system - general \ 1.0 & 18.0

**Condition:** • Near end of normal life expectancy

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$3,000 - and up

### Water cooled unit \ 8.0 & 17.0

**Condition:** • Water line leak

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

### Additional \ Comments

**Condition:** • An annual maintenance agreement that covers parts and labour is recommended.

Duct systems should be balanced during regular servicing. Systems with heating and air conditioning require different balance setups for summer and winter.

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

## DESCRIPTION

**Adding insulation (19.0):** • Current standards for insulation in new construction are outlined below:

Attic and roof space - R 40 (R 50 if electric heat)

Floors above garages and other unheated areas - R 25

Cathedral roof - R 28

Walls - R 19 (R 29 if electric heat)

Foundation walls - R 12 (R 19 if electric heat)

**Attic insulation material (A) & amount (1.0/2.0):** • R-32 • Glass fiber (3.0)

**Wood frame wall insulation material (F) & amount (1.0/2.0):** • Not determined

**Floor above porch/garage material (L) & amount (1.0/2.0):** • Not determined

**Air/vapour barrier (13.0):** • None found

**Roof ventilation (15.0):** • Roof vent • Soffit vent

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Insulation inspection method:** • Attic inspected from access hatch

**Limitations:** • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

**Limitations:** • Wall space access not gained (10.0 and 11.0)

## RECOMMENDATIONS

### Walls \ F

**Condition:** • Combustible insulation not properly covered

**Location:** Basement and Garage

**Task:** Correct

**Time:** Immediate

**Cost:** Depends on approach

### Additional \ Comments

**Condition:** • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

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## DESCRIPTION

**Service Piping into House (1.1.1):** • Copper

**Supply Piping in House (1.4):** • Copper

**Main Shut-off Valve Location:** • Basement

**Water Flow (Pressure) (1.4.1):** • Typical for neighbourhood

**Water Heater Type and Fuel (1.6):** • Gas

**Water Heater Age (Estimated) (1.6):** • More than 15 years

**Typical Life Expectancy:** • 8 to 12 years

**Water Heater Failure Probability (1.6):** • High

**Water Heater Tank Capacity (1.6):** • 40 gallons

**Waste Piping in House (2.3):** • Plastic

**Floor drain location:** • Central part of basement

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Limitations:** • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and sink overflows are not tested as part of a home inspection. The bathtub overflow probably leaks. These overflows are rarely used and the gasket material dries out. When the tub is overfilled and the overflow carries water, it will often leak. This can cause water damage to the ceiling below. Beware of this risk and watch for leakage below the overflow.

## RECOMMENDATIONS

### Water heater \ 1.6

**Condition:** • Near end of normal life expectancy

**Task:** Replace

**Time:** Unpredictable

**Cost:** \$600 - and up

**Condition:** • Tempering valve missing

**Task:** Provide

**Time:** Discretionary

**Cost:** \$300 - and up

### Waste piping \ 2.3

**Condition:** • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby.

## **Exhaust fan \ 3.11 & 3.12**

**Condition:** • Noisy

**Location:** Second floor Bathroom

**Task:** Repair or replace

**Cost:** Minor

## **Additional \ Comments**

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

## DESCRIPTION

**Major Floor Finishes (1.0):** • Carpet (1.4/1.5) • Ceramic/Quarry Tile (1.7) • Resilient (1.6)

**Major Wall Finishes (2.0):** • Plaster/Drywall (2.1)

**Major Ceiling Finishes (3.0):** • Plaster/Drywall (3.1) • Stucco/Textured/Stipple (3.5)

**Windows (6.0):** • Fixed ( 6.1.5) • Sliders (6.1.3)

**Glazing (6.2):** • Double (6.2.2) • Primary Plus Storm (6.2.4)

**Exterior Doors (7.0):** • Hollow wood

**Party Walls (9.0):** • Masonry

## LIMITATIONS

**General:** • Finding and identifying environmental issues such as asbestos and mold is outside the scope of a home inspection.

**Limitations:** • No comment is made on cosmetic finishes during a home inspection. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection.

**% of foundation not visible:** • 95

## RECOMMENDATIONS

### Windows \ 6.0

**Condition:** • Lost seal on double or triple glazing

**Location:** South Second floor Bedrooms

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on approach

### Basement leakage \ 10.0

**Condition:** • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems.

Wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (Relatively low cost)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter

drainage tile. (High cost)

### **Additional \ Comments**

**Condition:** • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

**Condition:** • Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Moisture problems may result in visible or concealed mold growth. Again, an Environmental Consultant can assist if this is a concern.

**END OF REPORT**